



**City of Phoenix**

PLANNING AND DEVELOPMENT DEPARTMENT

**ADDENDUM A**

**Staff Report: Z-58-21-8**

January 10, 2022

<b>South Mountain <u>Village Planning Committee</u> Meeting Date:</b>	January 11, 2022 December 14, 2021
<b><u>Planning Commission</u> Hearing Date:</b>	February 3, 2022 January 6, 2022
<b>Request From:</b>	<u>S-1</u> (Ranch or Farm Residence District), approved <u>R1-18</u> (Single-Family Residence District) (20.76 acres)
<b>Request To:</b>	<u>R1-10</u> (Single-Family Residence District) (20.76 acres)
<b>Proposed Use:</b>	Detached single-family residential
<b>Location:</b>	Southwest corner of 19th Avenue and South Mountain Avenue
<b>Owner:</b>	PW Again, LLC
<b>Applicant:</b>	Paul Gilbert, Beus Gilbert McGroder, PLLC
<b>Representative:</b>	Paul Gilbert, Beus Gilbert McGroder, PLLC
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The South Mountain Village Planning Committee heard this rezoning request on December 14, 2021 and voted (11-0) to continue the case to the January 11, 2022 South Mountain Village Planning Committee meeting, in agreement with the applicant. Subsequently, the Planning Commission continued this case to the February 3, 2022 Planning Commission hearing on January 6, 2022.

As a result of the discussion at the December 14, 2021 Village Planning Committee meeting, the applicant has provided an updated site plan, wall plan, and wall elevations, attached to this report, which depicts a decrease in the number of lots from 67 to 66 on the subject site. The layout of the site was also modified and now proposes primary vehicular access along South Mountain Avenue. Furthermore, the applicant has requested to limit all homes in this development to a maximum height of one story and 22 feet.

Other changes to the site and landscape plans include the location of centralized open space directly across the primary entrance, increased setbacks along the western perimeter, increase in the number of 60-foot wide lots, a trail or pathway along the north and west perimeters of the site and increased pedestrian connections within the

development. Due to these changes, staff recommends modifying the following stipulations:

- **Stipulation No. 1** regarding general conformance with the site plan and updates reflected within the latest plan pertaining to lot widths, lot locations and vehicular access along South Mountain Avenue;
- **Stipulation No. 3** regarding limitations to one-story homes;
- **Stipulation No. 6** regarding general conformance to the new proposed wall plan and wall elevations, plus elements depicted in these plans;
- **Stipulation Nos. 7 and 8** regarding reference to the primary entrance to the development along South Mountain Avenue;
- **Stipulation No. 9** regarding the central pedestrian connection layout;
- **Stipulation No. 11** regarding changes to the amenity area;
- New **Stipulation No. 25** regarding a pedestrian pathway or trail along the perimeter of the property as requested by the South Mountain Village Planning Committee;
- New **Stipulation No. 26** regarding a landscape palette within individual lots to promote shade within internal streets as requested by the South Mountain Village Planning Committee;
- New **Stipulation No. 27** regarding a bus stop pad along 19th Avenue as requested by the South Mountain Village Planning Committee.

Leading up to and following the December 14, 2021 South Mountain Village Planning Committee meeting, staff received additional correspondence from the public regarding this case. This additional correspondence is also attached.

Staff recommends approval per the modified stipulations, reflecting updates to the site plan, provided below:

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped ~~November 22, 2021~~ JANUARY 3, 2022, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
  - a. The development shall be limited to a maximum of ~~67~~ 66 lots.
  - b. Lots 1 through 44 ~~7~~ AND LOTS 62 THROUGH 66 shall be a minimum of 65 feet in width.
  - c. Lots ~~15, 16, 17 and 49~~ 8 THROUGH 13 shall be a minimum of 60 feet in width.
  - d. Lots ~~50~~ 14 through ~~67~~ 28 AND LOT 61 shall be a minimum of 70 feet in width.

- e. All other lots shall be a minimum of 50 feet in width.
  - f. Lots shall be a minimum of 45 feet from the southern perimeter property line.
  - g. Lots shall be a minimum of ~~25~~ 50 feet from the western perimeter property line.
  - h. A minimum 10-foot wide landscape setback shall be provided along the southern and western perimeter of the site.
  - i. The location of the open space areas.
  - j. A minimum of 17 percent of the gross site area, exclusive of required landscape setbacks, shall be provided as open space.
  - k. A minimum building setback of 50 feet, exclusive of fencing, entry features or detached accessory structures, shall be provided along the northern and eastern perimeter of the site along 19th Avenue and South Mountain Avenue.
  - l. A minimum 25-foot wide landscape setback shall be provided along 19th Avenue and South Mountain Avenue. The landscape setback may be reduced to 20 feet for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall.
- M. FULL INGRESS AND EGRESS TO THE DEVELOPMENT SHALL BE LIMITED TO SOUTH MOUNTAIN AVENUE.
- 2. All landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
  - 3. The maximum building height for ~~lots 1 through 17 and lots 49 through 67, as depicted on the site plan date stamped November 22, 2021,~~ shall be limited to one story and ~~20~~ 22 feet.
  - 4. All lots in the development shall be subject to Single-Family Design Review, including lots that are wider than 65 feet, as approved by the Planning and Development Department.
  - 5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:

- a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
  - b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.
  - c. Pitched roofs shall be provided on all primary building elevations.
6. ~~Fences and wall are subject to the following stipulations, in addition to the Zoning Ordinance requirements, and approved by the Planning and Development Department.~~ FENCES AND WALLS SHALL BE IN GENERAL CONFORMANCE WITH THE SITE WALL ELEVATIONS DATE STAMPED DECEMBER 23, 2021 AND SITE WALL PLAN DATE STAMPED JANUARY 3, 2022, AS MODIFIED BY THE FOLLOWING STIPULATIONS, AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
  - a. Full open view fencing, WHICH MAY INCLUDE SOLID COLUMNS UP TO 24 INCHES IN WIDTH, shall be utilized where walls are proposed around open space areas adjacent to a perimeter public street.
  - b. ~~Where view fencing is required by the Zoning Ordinance, a combination of solid masonry wall and view fencing may be utilized. The solid portion of the wall shall not exceed 4 feet in height, or as otherwise required by a City or County barrier regulation.~~ THE WALL LAYOUT DEPICTED IN THE WALL PLAN SHALL BE MODIFIED WHERE NECESSARY TO ACCOMMODATE SITE LAYOUT CHANGES THAT AVOID CONFLICTS WITH THE ZONING ORDINANCE OR CITY CODE REQUIREMENTS.
  - c. Perimeter walls bounding the rear yard property lines of residential lots along 19th Avenue and South Mountain Avenue shall include minimum three foot offsets and material and textural differences, such as stucco, and/or split face OR SLUMP block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
7. Project entry/exit drives along ~~19th Avenue and~~ South Mountain Avenue shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
8. Project entry/exit drives along ~~19th Avenue and~~ South Mountain Avenue shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.

9. A system of pedestrian connections shall be provided, to connect the following as described below and as approved by the Planning and Development Department:
  - a. Amenity areas.
  - b. Sidewalks.
  - c. Pedestrian path connecting the ~~northern~~ PRIMARY AMENITY AREA and ~~southern~~ WESTERN portions of the site via a centralized pathway.
  - d. The common open space tract along the southwest corner of 19th Avenue and South Mountain Avenue shall contain a minimum 8-foot wide pedestrian pathway that connects the development with the sidewalk at 19th Avenue or South Mountain Avenue near the street intersection. This pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material. The landscaped tract shall contain minimum 2-inch caliper shade trees planted a minimum of 25 feet on center or equivalent groupings, along both sides of the pedestrian pathway.
10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards on individual lots.
11. The following shall be provided IN THE CENTRAL AMENITY AREA and/OR dispersed throughout the development, as approved by the Planning and Development Department:
  - a. Tot lot with shade equipment;
  - b. One picnic area with a barbeque grill, shade ramada and a picnic table; and
  - c. Two benches or seating features.
12. The sidewalk along 19th Avenue shall be a minimum of five feet in width and detached with a minimum 13-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.
  - b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. All sidewalks along South Mountain Avenue shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.
  - b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

14. The developer shall dedicate 50-feet of right-of-way and construct the west half of 19th Avenue, as approved by the Planning and Development Department.
15. The developer shall provide conduit and junction boxes at 19th Avenue and South Mountain Avenue for future traffic signal equipment on the southwest corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.
16. Existing irrigation facilities along 19th Avenue are to be undergrounded and relocated outside of City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
17. The developer shall underground all existing electrical utilities located within the public right-of-way that are impacted/ or need to be relocated as part of this project. Coordinate with the affected utility companies for their review and permitting.
18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
19. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of Phoenix may not declare an agricultural operation conducted on farmland to be a

nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the Phoenix Regional Police Academy gun range. The form and content of such documents shall be reviewed by the City prior to recordation.
21. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.
22. The developer shall grant and record an aviation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
23. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
24. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
25. IN ADDITION TO THE PUBLIC SIDEWALK, A MINIMUM 8-FOOT-WIDE PEDESTRIAN PATHWAY OR TRAIL SHALL BE PROVIDED AND MAINTAINED WITHIN THE DEVELOPMENT ALONG 19TH AVENUE AND SOUTH MOUNTAIN AVENUE, CONSTRUCTED OF DECOMPOSED GRANITE OR SIMILAR ALTERNATIVE MATERIAL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
26. THE DEVELOPER SHALL PROVIDE 3 DIFFERENT FRONT YARD PALETTES CONSISTING OF ONE LARGE CANOPY ACCENT TREE, FIVE SHRUBS AND TURF OR GROUND COVER, OR OFFER EVIDENCE OF A LANDSCAPING INCENTIVE PACKAGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. REQUIRED FRONT YARD TREES SHALL BE A MINIMUM OF 2-INCH CALIPER SIZE AND LOCATED TO PROVIDE THE MAXIMUM SHADE POSSIBLE TO SIDEWALKS WITHIN THE DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
27. THE DEVELOPER SHALL CONSTRUCT ONE BUS STOP PAD ALONG SOUTHBOUND 19TH AVENUE. THE BUS STOP PAD SHALL BE CONSTRUCTED

ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET AND SHALL BE SPACED FROM THE INTERSECTION OF SOUTH MOUNTAIN AVENUE ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1258.

**Exhibits**

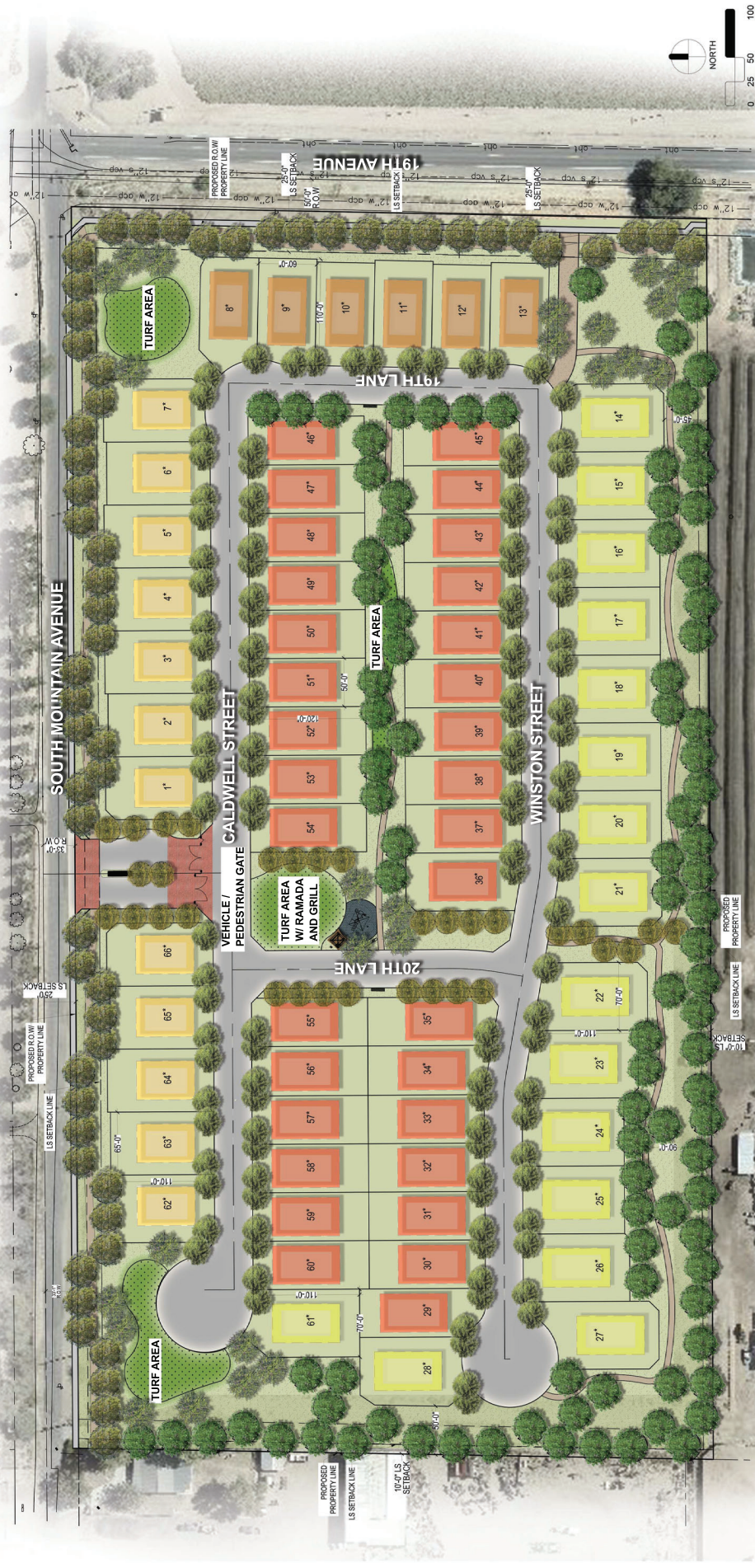
Conceptual Site Plan date stamped January 3, 2022

Conceptual Wall Plan date stamped January 3, 2022

Conceptual Wall Elevations date stamped December 23, 2021

Correspondence from the public (43 pages)





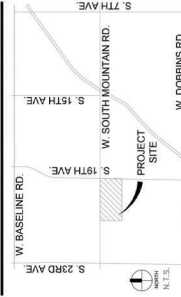
### OWNER CONTACT

K. HOVNANIAN HOMES  
SUITE 250  
PHOENIX, ARIZONA 85020  
ATTN: CHUCK CHISHOLM  
(480) 824-4175  
CCHISHOLM@KHV.COM

### LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)  
1000 S. MCDONALD RD.  
MESA, AZ 85201  
JASON HARRINGTON, RLA, ASLA, ASIC, APWA  
(480) 250-0116  
JASON@HARRINGTONPLANNINGDESIGN.COM

### VICINITY MAP



### SITE DATA

PROPOSED DEVELOPMENT STANDARDS WILL FOLLOW  
HARRINGTON PLANNING + DESIGN  
ZONING ORDINANCE REQUIREMENTS (R1-10 PRD)  
NET AREA = 19.3 AC  
GROSS AREA = 20.74 AC  
GROSS DENSITY = 3.16 DU/AC  
TOTAL LOTS = 66  
32 LOTS  
60' WIDE LOTS = 6 LOTS  
65' WIDE LOTS = 11 LOTS  
70' WIDE LOTS = 17 LOTS  
% OPEN SPACE (INCLUDING LANDSCAPE SETBACKS): 20% OF GROSS AREA  
% OPEN SPACE (INCLUDING LANDSCAPE SETBACKS): 25% OF GROSS AREA  
\* SINGLE STORY HOME ONLY

CITY OF PHOENIX

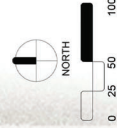
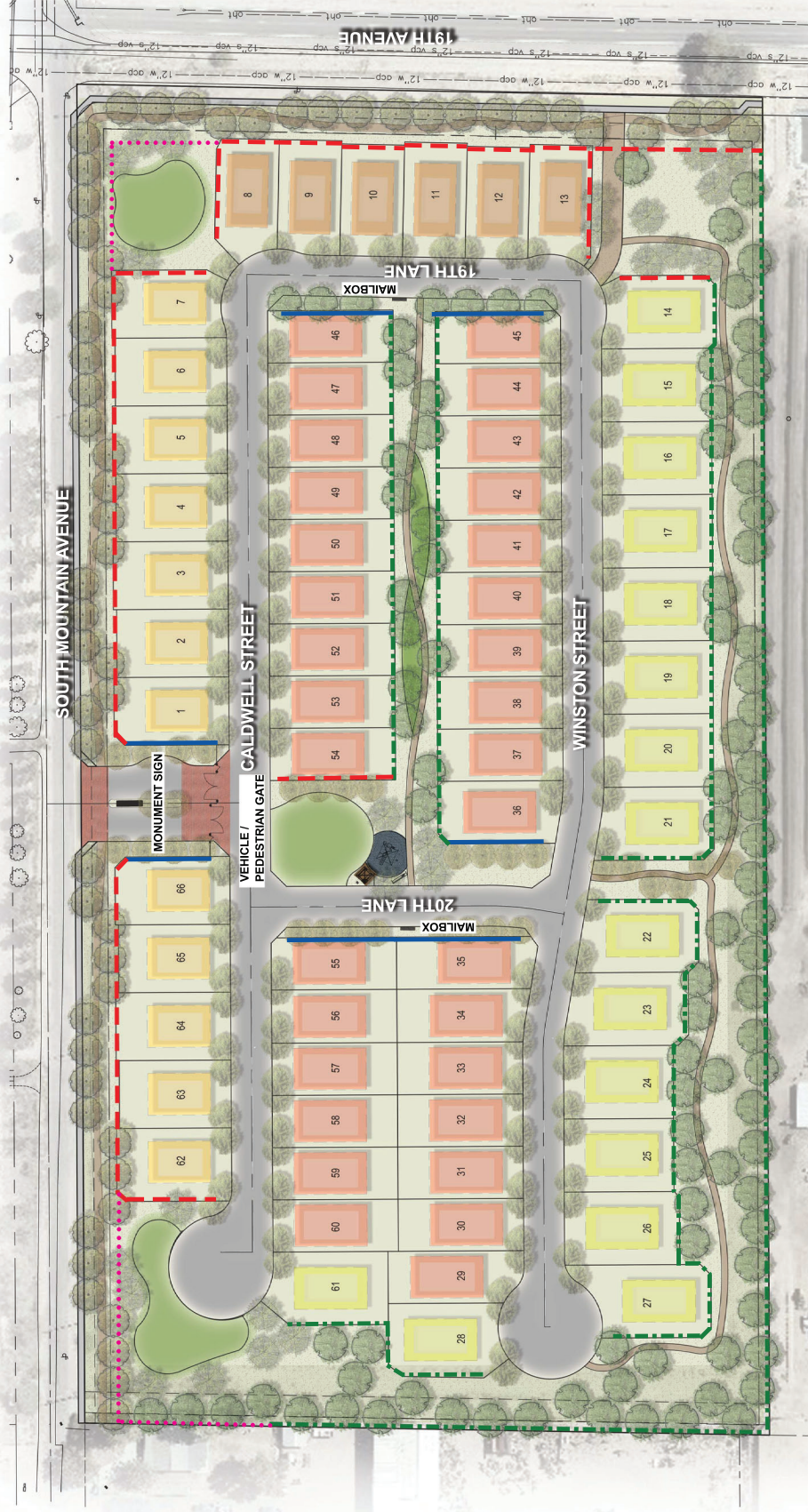
JAN 03 2022  
Planning & Development  
Department

**SITE PLAN**  
L 0.1  
Phoenix, Arizona



Harrington Planning + Design  
landscape architecture environmental planning urban design

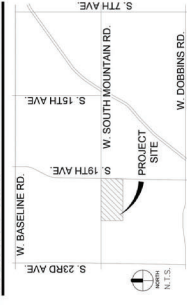




#### KEYNOTE LEGEND

- 1 THEME WALL 6'-0" SLUMP BLOCKS, WITH MORTAR WASH FINISH
- 2 THEME PARTIAL VIEW WALL 6'-0" SLUMP BLOCKS, WITH MORTAR WASH FINISH
- 3 PARTIAL VIEW WALL ONLY 4'-6'-0" STANDARD FACE BLOCK
- 4 FULL VIEW FENCE METAL 6'-0" BRONZE FINISH

#### VICINITY MAP



**CITY OF PHOENIX**

**JAN 03 2022**

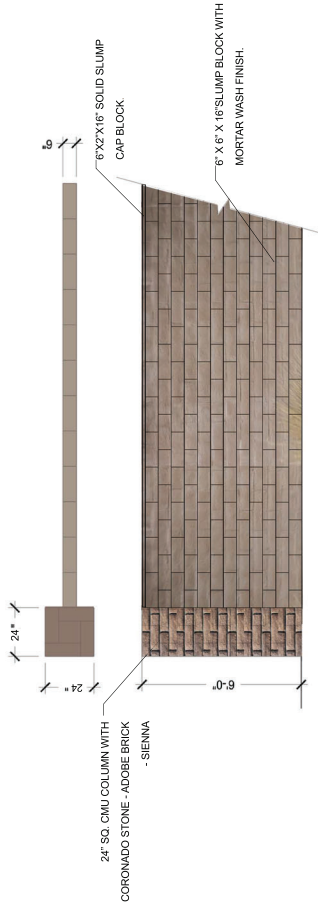
**Planning & Development  
Department**

## SITE WALL PLAN

Andora  
Phoenix, Arizona  
**L 1.0**

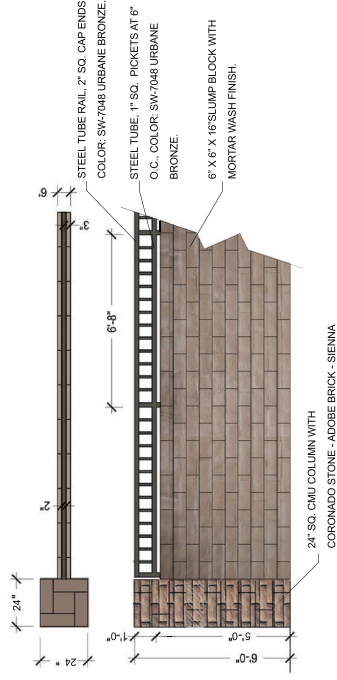
**Harrington Planning + Design**  
landscape architecture environmental planning urban design





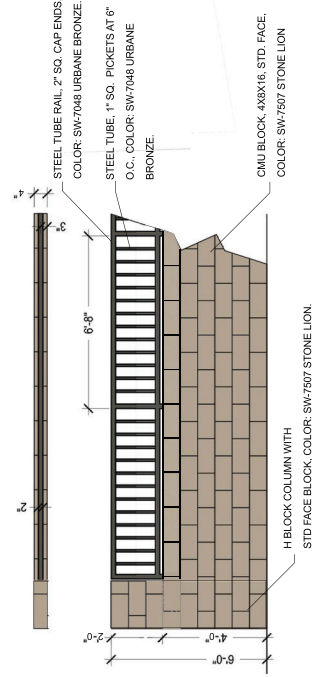
1  
SCALE: N.T.S.

THEME WALL, 6 FT. - ANDORA



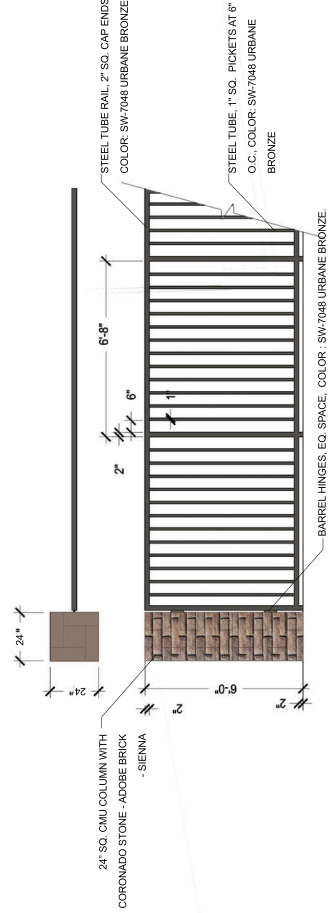
2  
SCALE: N.T.S.

THEME PARTIAL VIEW WALL, 6 FT. - ANDORA



3  
SCALE: N.T.S.

PARTIAL VIEW WALL, 6 FT. - ANDORA



4  
SCALE: N.T.S.

FULL VIEW FENCE, 6 FT. - ANDORA

CITY OF PHOENIX

DEC 23 2021

Planning & Development  
Department

# CONCEPTUAL SITE WALL ELEVATIONS

Andora  
Phoenix, Arizona

Harrington Planning + Design  
landscape architecture environmental planning urban design



L 2.0

December 9, 2021

To: South Mountain Village Planning Committee

Re: Opposition to Z-58-21 and GPA-SM-3-21-8 K. Hovnanian Andora Development

K. Hovnanian Homes' proposal to build 67 single family home on the 20 acres located on the southwest corner of 19<sup>th</sup> Avenue and West South Mountain Avenue is inappropriate in scale, density, and character in a neighborhood that consists of homes on lots three quarters of an acre and larger, and active agricultural uses. The proposed Andora site plan is a perfect example of the "dominoes in a row" lots that the Rio Montana Plan uses to illustrate what NOT to build.

During an informational meeting held on December 7, K. Hovnanian Homes' representative, Chuck Chisholm, admitted that he had never read the Rio Montana Plan. After that statement, it was impossible to find credible his arguments that Andora would benefit the neighborhood and was compatible with neighborhood character.

Judging from linear grid site plan presented it is probable that Harrington Planning + Design, the project's designers, have never read the Rio Montana Plan either. The site plan appears to have one overriding design factor: crowd as many lots as possible onto the site, resulting in an unimaginative, generic "cookie cutter" subdivision that would not enhance the character of the surrounding neighborhood.

The proposed Andora development would cut through the middle of a cohesive, community, destroying the unique blend of homes on R1-18 and larger lots and small specialty farms and tree nurseries which define the character of our neighborhood. The South Mountain Village Character Plan states that new development should "[p]romote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village." Our neighborhood character is spacious, diverse, and green. The proposed Andora development is crowded, dominated by sameness, and urban.

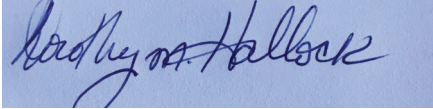
The Rio Montana Plan states on p. 22 that

The goal of any site plan should be sensitive to the surrounding area. This includes the environment, to the existing development, the history of a place and to the dreams of the community for the future.

A site plan for new development should consider not only the site and its attributes, but also the larger context in which the site is located.

The proposed Andora development does not respect the existing neighborhood character, is inconsistent with the goals of the South Mountain Village Character Plan, and disregards the planning and design guidelines of the Rio Montana Plan.

I respectfully ask the Committee Not to approve either the GPA or zoning change for this project.

A handwritten signature in blue ink on a light blue rectangular background. The signature is cursive and reads "Dorothy M. Hallock".

Dorothy M. Hallock  
2050 W. South Mountain Ave.  
Phoenix, AZ 85041

**From:** [Norberto](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** I oppose GPA-SM-3-21-8 and Z-58-21-8" in your subject line.  
**Date:** Friday, December 10, 2021 4:54:25 PM

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I live in the neighborhood and oppose the development as is proposed...

NORBERTO RIVERA

**From:** [Steven & Rebekah Higginbotham](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#); [Council District 8 PCC](#)  
**Subject:** I oppose GPA-SM-3-21-8 and Z-58-21-8  
**Date:** Sunday, December 12, 2021 7:49:13 AM

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I live near 19th Avenue and South Mountain and I oppose GPA-SM-3-21-8 and Z-58-21-8 (aka the Andora project).

I would like to request time on the SMVPC agenda for Tuesday, December 14, 2021, at 6:00 p.m. and to then yield that time to Zach Brooks.

Best,  
Rebekah



**From:** [Steven Higginbotham](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#); [Council District 8 PCC](#)  
**Subject:** I oppose GPA-SM-3-21-8 and Z-58-21-8  
**Date:** Sunday, December 12, 2021 10:18:50 PM

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I live near 19th Avenue and South Mountain and I oppose GPA-SM-3-21-8 and Z-58-21-8 (aka the Andora project).

I would like to request time on the SMVPC agenda for Tuesday, December 14, 2021, at 6:00 p.m. and to then yield that time to Zach Brooks.

regards,  
Steven Higginbotham  
1804 w Magdalena Ln, Phoenix, AZ 85041

--

Steven Higginbotham



**From:** [Dianne Olivo](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** I/ we oppose am in Opposition of GPA-SM-3-21-8 and Z-58-21-8  
**Date:** Monday, December 13, 2021 11:15:01 AM

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We wish to go on record as in opposition to this proposal for a number of reasons. Proven need for density increase. Construction of another non descript Blight on pastoral agriculture.” Gardens “ may be name but not in design . Etc as well as unacceptable address of toxic fumes from south property at 8811 S 19th Ave .

We have invested well over 1.5 million in our properties and maintaining the historic nature of this horse property. No need to change zoning especially for financial doubling!

Ted and Dianne Olivo  
8804 S 19th Ave and  
8624 S 19th Ave

**From:** [Erin Hegedus](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** Re: I oppose GPA-SM-3-21-8 and Z-58-21-8  
**Date:** Tuesday, December 14, 2021 5:14:23 AM  
**Attachments:** [image001.png](#)

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I would like to add a comment that I signed a petition in August which was misrepresented to me. I was in favor of upscale housing that followed The Rio Montana plan. Not this plan and I resent the misrepresentation

Sent from my iPad

On Dec 13, 2021, at 6:47 PM, Enrique A Bojorquez-Gaxiola <[enrique.bojorquez-gaxiola@phoenix.gov](mailto:enrique.bojorquez-gaxiola@phoenix.gov)> wrote:

Thanks Erin, I will add this as well.

Have a great evening,

**Enrique Bojórquez Gaxiola**  
Planner III  
City of Phoenix  
Planning & Development Department  
Long Range Planning Division  
200 W. Washington Street  
Phoenix, AZ 85003  
**Office:** (602) 262-6949

<[image001.png](#)>

\*\*\*I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.\*\*\*

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**From:** Erin Hegedus <[erintkhegedus@hotmail.com](mailto:erintkhegedus@hotmail.com)>  
**Sent:** Monday, December 13, 2021 6:46 PM  
**To:** Enrique A Bojorquez-Gaxiola <[enrique.bojorquez-gaxiola@phoenix.gov](mailto:enrique.bojorquez-gaxiola@phoenix.gov)>  
**Subject:** RE: I oppose GPA-SM-3-21-8 and Z-58-21-8

Thank you. I forgot to include my address:

8630 South 19<sup>th</sup> Avenue

Sent from [Mail \[go.microsoft.com\]](#) for Windows

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**From:** [Enrique A Bojorquez-Gaxiola](#)  
**Sent:** Monday, December 13, 2021 6:37 PM  
**To:** [Erin Hegedus](#)  
**Subject:** RE: I oppose GPA-SM-3-21-8 and Z-58-21-8

Good evening Erin,

How are you? Thank you for providing this statement (below) regarding these two cases. I will add this to the case file and will share it with the South Mountain VPC ahead of our meeting tomorrow evening.

If questions arise, please contact me.

Regards,

**Enrique Bojórquez Gaxiola**  
Planner III  
City of Phoenix  
Planning & Development Department  
Long Range Planning Division  
200 W. Washington Street  
Phoenix, AZ 85003  
**Office:** (602) 262-6949

<image001.png>

\*\*\*I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.\*\*\*

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**From:** Erin Hegedus <[erinTKhegedus@hotmail.com](mailto:erinTKhegedus@hotmail.com)>  
**Sent:** Monday, December 13, 2021 6:33 PM  
**To:** Enrique A Bojorquez-Gaxiola <[enrique.bojorquez-gaxiola@phoenix.gov](mailto:enrique.bojorquez-gaxiola@phoenix.gov)>  
**Subject:** I oppose GPA-SM-3-21-8 and Z-58-21-8

Three years ago this plan was presented and the South Mountain Village Planning Council objected to it.

We are here again to oppose this development. It has actually become even more disturbing than originally presented because the developer is known for developing low income housing, is not familiar with the Rio Montana Plan, stated that they are not interested in building energy efficient homes and has not offered to the neighborhood (the one time we were able to meet with them) any reason why we would this high

density development would enhance our neighborhood.

The developer basically told our group on 12/6 that they are looking to build to meet their profit margin.

Again, this is an out of state developer with no ties to the community. Additionally, there has been no traffic plan conducted and the infrastructure does not support the current traffic, let alone the addition of this development.

I ask that the council oppose this plan.

Our neighborhood cannot manage more traffic, more noise, more heat and a builder that is just looking to make a fast buck, and our community is left behind to live with this destruction of a beautiful and unique neighborhood.

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

**From:** [Patti Trites](#)  
**To:** [Tamala Daniels](#); [Enrique A Bojorquez-Gaxiola](#); [trentchristopher@gmail.com](mailto:trentchristopher@gmail.com)  
**Cc:** [Marcia Busching](#); [twanna.bhna@yahoo.com](mailto:twanna.bhna@yahoo.com); [Greg Brownell](#); [edward@yourgreatestself.com](mailto:edward@yourgreatestself.com); [Adriana Garcia Maximiliano](#)  
**Subject:** Andora - Z-58-21-8 and GPA-SM-3-21-8  
**Date:** Monday, December 13, 2021 12:01:49 PM

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Dear Enrique,

I would like to register to speak at tomorrow's SMVPC Meeting.

I would also like to speak for Agenda Item # 8 & 9 for Z-58-21-8 companion case GPA-SM-3-21-8

**- Thank you in advance for contacting the Maricopa County Flood Control District and looking at the flood maps of this property.**

Housing placement is important in relation to any water flows that enter/exit the new proposed community.

There has been reported flooding in that intersection of 19th Avenue and South Mountain.

Please adhere to the new COP Planning and Development Guidelines and overlay the new proposed lots with the FLO-2D mapping of the area done by MCFCD. NOTE: An approved Preliminary Plot is not a guarantee of the total number of lots allowed by the COP until D&G is approved.

**- 19th Avenue is unique and special in the City. It is a destination and marketed that way by the City and State.**

19th Avenue is the entrance to the South Mountain Trailhead: 19th Ave. (Ma-Ha-Tauk) Trailhead at 10484 S. 19th Ave.

This is a HUGE marketing and benefit to the developer and future homeowners.

Per the COP own site: At more than 16,000 acres, South Mountain Park/Preserve is one of the largest municipally managed parks in the nation and consists

of three mountain ranges - the Ma Ha Tauk, Gila and Guadalupe. The park boasts more than 50 miles of trails for hiking, horseback riding and mountain biking. Additionally, the roadways throughout the park are a favorite for bicyclists.

**- Safety and the beauty of South Mountain should be maintained as new development happens in the area.**

Many people - residents and visitors - utilize 19th Avenue as their entrance onto South Mountain Trailhead.

Keep it safe. **Do not allow entrance or exits onto 19th avenue for new developments.**

**PLEASE keep the entrance and exit off of 19th avenue. Please move it to South Mountain Avenue.**

- Flood Control and COP are also planning on a 66" storm drain pipe and catch basins along 19th Avenue to South Mountain.

Keep 19th Avenue free of resident traffic as possible for safety.

**- Please keep the South Mountain Area looking complementary to its surroundings;**

Avoid block walls 'prison' effect around the new communities.

- Please include plenty of plants/trees and Decorative Iron Fencing to surround the new developments.

- Please include green spaces on the interior and exterior of the property.

The developer will gain \$\$ due to the location of this land and can make up the housing

loss with the location premium.

Thank you.

Patti Trites  
Homeowner in South Mountain  
President of Southern Hills HOA

Cell: 402 213 7126

Email: [pattihoash@gmail.com](mailto:pattihoash@gmail.com)

**From:** [Ravi Sharma](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Cc:** [Ravi Sharma](#)  
**Subject:** I oppose GPA-SM-3-21-8 and Z-58-21-8  
**Date:** Monday, December 13, 2021 4:07:32 PM

---

Hello Mr. Bojorquez-gaxiola,

I live in the neighborhood and oppose the development as is proposed.

Thanks,

Dr. Sharma

**From:** [Ravi Sharma](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Cc:** [ushma sharma](#)  
**Subject:** I oppose GPA-SM-3-21-8 and Z-58-21-8  
**Date:** Monday, December 13, 2021 4:10:22 PM

---

Hello Mr. Bojorquez-gaxiola,

I live in the neighborhood and oppose the development as is proposed.

Thanks,

Mrs. Sharma



**From:** [Dean Chiarelli](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** December 14: SMVPC Meeting  
**Date:** Tuesday, December 14, 2021 11:45:32 AM  
**Attachments:** [Outlook-rmpvn2ah.png](#)  
[Outlook-o00zkkho.png](#)

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Mr. Bojorquez-Gaxiola:

I have been a South Mountain resident and homeowner for 9.5 years. I registered for the South Mountain Village Planning Committee meeting on December 14th and would like to comment if possible. In case I cannot speak, I'm documenting my opposition to three rezoning items. The Committee should disapprove rezoning to increase the number of residential units. The proposed changes will cause excessive vehicle traffic and congestion on the local streets. The new homes currently under construction in the surrounding area are not even fully built yet, and there is already much traffic at the intersection where 19th Avenue meets Dobbins Road. Many of the streets in the rezoning area were built as "country roads" -- not meant for higher-density residential developments. In the future, there should be a new traffic study when the latest homes along the Dobbins corridor (7th Avenue to Loop 202) are occupied.

The right developers for this land should integrate their plans within the current zoning. The South Mountain area is a unique and historic location, and it is quickly becoming a generic bedroom community with roads not built to meet the needs of higher-volume residential developments.

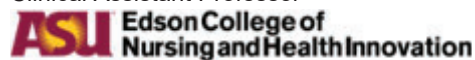
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Z-31-21-8 (Companion Case GPA-SM-2-21-8)- OPPOSE  
GPA-SM-3-21-8 (Companion Case Z-58-21-8)- OPPOSE  
Z-58-21-8 (Companion Case GPA-SM-3-21-8)- OPPOSE

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Dean Chiarelli, Mobile phone 702-994-8077

**Dean Chiarelli, MA, RDN, CEP, CHES, REHS**  
Clinical Assistant Professor



Arizona State University

500 North 3rd Street | Phoenix, AZ 85004

Ph: 602.496.1867 | [dean.chiarelli@asu.edu](mailto:dean.chiarelli@asu.edu)

<https://nursingandhealth.asu.edu> [[nursingandhealth.asu.edu](https://nursingandhealth.asu.edu)]



## Opposition to Cases GPA-SM-3-21-8 and Z-58-21-8

Agenda items 7 and 8

The proposed Andora development is nearly identical to a development application of the same name this committee voted against 10-2 in 2018. I and many of my neighbors oppose the development as submitted for reasons outlined here.



Andora 2018



Andora 2021

This development does not conform to the Phoenix General Plan or the Rio Montana Plan as it applies to our area.

Our area consists of:

**RURAL CHARACTER**

**CUSTOM HOMES**

**LARGE LOTS**

**FARMS AND EQUESTRIAN PROPERTIES**

**RURAL INFRASTRUCTURE**

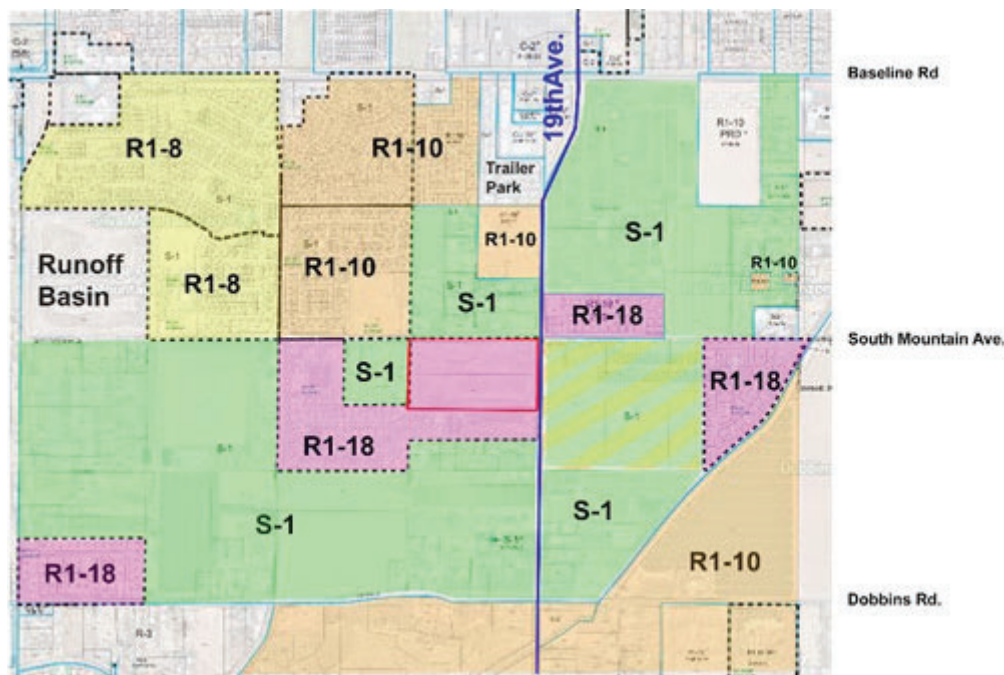
### Rural Character

We are a community of S-1 and R1-18 homes and properties. We purchased property in this area, as did our neighbors, for the large lots, open space, and the quiet rural character we currently enjoy. We know that the area will develop, and we support low density development that preserves and enhances our rural character, and protects certainty and character as

outlined in the Phoenix General Plan. We support housing designs and site planning that conforms to the Rio Montana guidelines for our area: low density, rural, open spaces, staggered lots, houses with alley garage entrances/side entrances.

The proposed density, cookie-cutter, garage-scaped housing designs of the Andora project, is incompatible in scale and design and existing use to the surrounding area. *It was incompatible in 2018 and remains so today.*

This area is swiftly losing its S-1 and R1-18 land as is the rest of the Valley. There is plenty of R1-10 and higher density all around. Once lower density land is lost, it's gone forever. Please preserve what remains for future homeowners to enjoy what we already do.



### **Traffic**

The increase in traffic along 19<sup>th</sup> Ave. and West South Mountain Ave. poses serious hazard to existing residents. 19<sup>th</sup> Ave. is not an arterial street south of Baseline. It hasn't had a traffic count since 2012 and the area has seen exponential increase in development. West South Mountain Ave. hasn't had a traffic count since 2013 and narrows to one lane just west of the proposed development. Tractors and other farm equipment regularly use both roadways. A traffic report is warranted for the safety of the existing neighbors, and any future residents.

### **Flooding**

Street flooding, esp. on the west side of 19<sup>th</sup> Ave. at W. South Mountain Ave. is particularly dangerous. There is no timeline for approved flood mitigation by the city. Until that is in place, development should favor low density.

The photo below is just off the intersection at 19<sup>th</sup> Ave. and W. South Mountain Ave. on the west side. The water is runoff from the park and when it comes down 19<sup>th</sup> Ave. it banks left and has been so powerful it has bent steel fence posts.



#### **K. Hovanian**

A representative for K. Hovanian hosted an initial virtual presentation Oct. 20. The neighborhood told them it was too dense, there were flooding issues, etc. There was little contact afterwards until their lawyers arranged an in-person presentation Dec. 7. At that meeting, Chuck Chisolm, Director of Planning and Entitlement, presented us with a slightly revised plan with a density reduction of 5 houses. We brought up flooding issues, density, etc. again. We asked questions about working with us to reduce the density, using more appropriate housing designs for the area, etc. His response was that this is what K. Hovanian does, and they really don't deviate. It was basically, the same pitch line we kept getting from Scott Ward in 2018, "Trust me, you'll love it (but I'm not going to change it if you don't)."

Mr. Chisolm, when asked, said, "I've heard of the Rio Montana Plan." He admitted he has not looked at it. It appears neither he nor his team have acquainted themselves with the area's design guidelines, which is witnessed by the poor site plan, and the housing styles submitted. What else about the area, about the South Mountain Village Plan, have they not studied to better build here?

#### **Summary**

This plan is not appropriate, and this builder is not appropriate for the unique character of the area.

Please vote **no** on both cases.

Sincerely,

Jewel Clark  
2020 West South Mountain Ave.  
Phoenix, AZ 85041

--

H. Jewel Clark  
[hjewelclark@fastmail.com](mailto:hjewelclark@fastmail.com)

**From:** [JoAnne Jensen](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** GPA-SM-3-21-8 and Z-58-21-8 - Andora - Opposition  
**Date:** Monday, December 13, 2021 7:43:57 PM

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Hello -

I am writing to oppose the requests to modify the general plan and rezone the parcel in question for the development of tract housing.

In the first place, outreach by developers is required, but there has only been a single meeting - last week - for neighbors to hear the proposal. In most cases, at the very least, more time would be needed for further discussions; however, this developer made it very clear that they are not interested in engaging in any discussion that does not include changing the density to R1-10 zoning. In fact, the developer reported that the land is being held in escrow, and that they would walk away from the deal if the parcel is not approved for R1-10 zoning. This is the attitude of a public company, whose headquarters is many states away, and which does not have any particular interest in providing value for the South Mountain neighborhood. When asked, they could not identify one feature which they would bring value to this area.

In the second place, the developer did agree to review their site plan, given that their proposal is very nearly identical to the one which was rejected by the South Mountain Village Planning Committee several years ago. However, again, this will be the proverbial finger puzzle exercise rather than engaging in honest dialog aimed toward identifying a compromise reasonable for both the neighbors and the developer.

In the third place, inasmuch as the developer has stated firmly that there is no way they will entertain density less than 3.5 units / acre, problems with congestion, traffic safety, and noise will abound.

In the fourth place, their plan for the expansion of South Mountain, on the northern boundary of Andora, is physically impossible to achieve - given that there would be a sidewalk, an all use bridle path, and an additional lane installed.

In sum, they know the current zoning, and are willing to ask the City to change it. Why are their interests any more important than the interests of those of us who have already made the investment of money and time, and who make this community unique? We all chose to become part of South Mountain because we were told, promised, that farm property which would become housing would be rezoned to R1-18 so we could retain as much a rural and unusual flavor as possible - is that promise unreliable?

Please add me to the list of many neighbors who request that the South Mountain Village Planning Committee reject this proposal.

Thank you.

JoAnne Jensen  
8303 S.17th Drive (Magdalena Estates)  
Phoenix AZ 85041  
480-213-6499



## Racelle Escolar

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**From:** Dean Chiarelli <Dean.Chiarelli@asu.edu>  
**Sent:** Monday, January 3, 2022 5:24 PM  
**To:** PDD Planning Commission  
**Subject:** SMVPC Meeting January 6th - Opposition Notice

To South Mountain Village Planning Committee:

Re: Meeting Thursday, January 6th

I am strongly opposed to the items indicated below and request to speak.

Case numbers GPA-SM-3-21-8 and Z-58-21-8 (Agenda items 2 and 3).

Case numbers GPA-SM-2-21-8 and Z-31-21-8 (Agenda items 8 and 9).

I am opposed to the items because of excessive congestion on surface roads. The SMVPC is authorizing excessive approvals of rezoning in the area in tandem with a lack of new cultural amenities/ businesses to enhance quality of life in the area. The rural character of the area is rapidly changing for the worst, and this is against the City of Phoenix planning codes and Food Plan for South Phoenix. I respectfully request an updated traffic study which includes activity for homes currently under construction in the Dobbins Corridor. There are new homes along Dobbins Road from 16<sup>th</sup> Street all the way to the Loop 202 which aren't even built yet that will increase the congestion.

I also want to express concern the Chair of the Committee stated in the December 2021 meeting that she is a Realtor who grew up in South Phoenix. There is an appearance of bias towards approval of higher-density residential zoning for which the Chair may personally benefit.

**Dean Chiarelli, MA, RDN, CEP, CHES, REHS**

Clinical Assistant Professor

**ASU Edson College of  
Nursing and Health Innovation**  
Arizona State University

500 North 3rd Street | Phoenix, AZ 85004

Ph: 602.496.1867 | [dean.chiarelli@asu.edu](mailto:dean.chiarelli@asu.edu)

<https://nursingandhealth.asu.edu> [[nursingandhealth.asu.edu](https://nursingandhealth.asu.edu)]





**Racelle Escolar**

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**From:** Erin Hegedus <erinTKhegedus@hotmail.com>  
**Sent:** Tuesday, January 4, 2022 5:44 PM  
**To:** PDD Planning Commission; Council District 8 PCC; Adriana Garcia Maximiliano  
**Subject:** Z-58-21-8 and GPA-SM-3-21-8

I am writing to oppose the referenced requests. The developer is asking to modify current zoning without regard to the impact of the neighborhood.

The impact of this zoning modification is extremely harmful to the character and safety of this community.

The infrastructure does not support this nor several of developments under consideration. The roads are already congested and dangerous. There are also concern to the heat island this and others will cause.

There are many neighborhoods in the South Phoenix area that this developer can utilize that will not fundamentally change and disrupt the character of this unique community.

Regards,

Erin Hegedus, CMRP  
8630 South 19<sup>th</sup> Avenue  
Phoenix, AZ 85041

Sent from [Mail \[go.microsoft.com\]](mailto:erinTKhegedus@hotmail.com) for Windows

**Racelle Escolar**

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**From:** H. Jewel Clark <hjewelclark@fastmail.com>  
**Sent:** Tuesday, January 4, 2022 6:08 PM  
**To:** PDD Planning Commission  
**Subject:** Letter of opposition GPA-SM-3-21-8 and Z-58-21-8

I am writing in opposition to **GPA-SM-3-21-8 and Z-58-21-8 (Agenda items 2 and 3)** as currently submitted and approve of the continuance voted on at the Dec. 14 SMVPC.

I am disappointed to say K. Hovnanian has shown zero interest in working with the neighborhood to try and reach any compromise on our core opposition of density. We have yet to see if they will work with us on additional heat mitigation and better housing design. Their stance has so far been, "This is what we do." We are working with the Vice Mayor to try and find some middle ground and will hopefully see some movement before the next SMVPC meeting.

Sincerely,

Jewel Clark

2020 W. South Mountain Ave.

Phoenix, AZ 85041

--

H. Jewel Clark

[hjewelclark@fastmail.com](mailto:hjewelclark@fastmail.com)

**Racelle Escolar**

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**From:** JoAnne Jensen <joannejensen@cox.net>  
**Sent:** Tuesday, January 4, 2022 5:18 PM  
**To:** PDD Planning Commission  
**Cc:** Adriana Garcia Maximiliano; Council District 8 PCC  
**Subject:** GPA-SM-3-21-8 and Z-58-21-8 / Andora

Hello and thank you for taking my comments.

My name is JoAnne Jensen, our address is 8303 So. 17<sup>th</sup> Drive, Phoenix AZ 85041; this is in Magdalena Estates, which is on the northeast corner of the intersection of 19<sup>th</sup> Avenue and South Mountain, at a diagonal to the parcel under consideration in the two requests named above.

These two requests appear on your agenda under Continuances and Withdrawals. I would absolutely support either action regarding both requests. The current proposal is unacceptable to the neighbors, who have offered constructive criticism and suggestions for the developer's consideration; however, a continuation would support potential further discussions between the developers and the neighbors – following two face to face meetings.

I am also signing up to speak on this issue, and would yield my time to Zach Brooks.

Again thank you.

JoAnne Jensen  
Cell – 480-213-6499  
Email – joannejensen@cox.net

**Racelle Escolar**

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**From:** Mike Josic <mikejosic@gmail.com>  
**Sent:** Tuesday, January 4, 2022 6:09 PM  
**To:** PDD Planning Commission  
**Subject:** GPA-SM-3-21-8 and Z-58-21-8

Dear Planning Commision Members,

I oppose both agenda items GPA-SM-3-21-8 and Z-58-21-8 and support a continuation to allow for further discussion between the developer and the neighborhood. My property is directly across the street from this site.

Thank you,

Mike Josic  
2020 W. South Mountain Ave  
Phoenix AZ 85041

**From:** [Steven & Rebekah Higginbotham](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#); [Council District 8 PCC](#)  
**Subject:** I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8)  
**Date:** Monday, January 10, 2022 9:50:27 AM

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Hi Enrique,

I'm sorry for the delay, I think I missed the deadline but am sending in case it's not too late...

I live near 19th Avenue and South Mountain. I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8, aka the Andora project) and want to donate my speaking time to Zach Brooks.

I would like to request time on the SMVPC agenda for January 11 and to then yield that time to Zach Brooks.

Best,  
Rebekah

**Racelle Escolar**

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**From:** Steven & Rebekah Higginbotham <steven.rebekah.hz@gmail.com>  
**Sent:** Tuesday, January 4, 2022 4:14 PM  
**To:** PDD Planning Commission; Council District 8 PCC; adriana.garcia.maximilliano@phoenix.gov  
**Subject:** I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8

I live near 19th Avenue and South Mountain and I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8, while opposing the development itself (aka the Andora project) on the following grounds: the currently submitted stipulations are inadequate for the safety and quality of life of this community.

I would like to request time on the Planning Commission agenda for Thursday, January 6 and to then yield that time to Zach Brooks.

Best,  
Rebekah

**Racelle Escolar**

---

**From:** Ravi Sharma <ravi6161sharma@gmail.com>  
**Sent:** Tuesday, January 4, 2022 5:03 PM  
**To:** PDD Planning Commission  
**Cc:** Council District 8 PCC; adriana.garcia.maximilliano@phoenix.gov  
**Subject:** Item # 2 and Case # GPA-SM-3-21-8, Item #3 and Case # Z-58-21-8, Item # 8 and Case #GPA-SM-2-21-8  
(Continued from 12/2/2021), Item # 9 and Case #

Z-31-21-8 (Continued from 12/2/2021)

We are opposed to the proposed changes.

Dr. Ravi and Mrs. Snigdha Sharma

**Racelle Escolar**

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**From:** Steven Higginbotham <steven.w.higginbotham@gmail.com>  
**Sent:** Tuesday, January 4, 2022 4:14 PM  
**To:** PDD Planning Commission; Council District 8 PCC; adriana.garcia.maximilliano@phoenix.gov  
**Subject:** I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8

I live near 19th Avenue and South Mountain and I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8, while opposing the development itself (aka the Andora project) on the following grounds: the currently submitted stipulations are inadequate for the safety and quality of life of this community.

I would like to request time on the Planning Commission agenda for Thursday, January 6 and to then yield that time to Zach Brooks.

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Steven Higginbotham



**From:** [Dean Chiarelli](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** SMVPC Meeting January 11th  
**Date:** Friday, January 7, 2022 4:15:59 PM  
**Attachments:** [Outlook-5rax1jrd.png](#)  
[Outlook-m4mhurz5.png](#)

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Re: GPA-SM-3-21-8 (Companion Case Z-58-21-8)

I oppose both cases and request to speak about both items.

I have been a homeowner and resident in South Phoenix for 10 years. I oppose the amendment to the General Plan Land Use and Rezoning. Andora is a generic housing development that will produce higher-density problems (traffic, congestion, reduced emergency vehicle access on one-lane roads). It will reduce the availability of premium land with a high potential for use in agricultural business such as "agritainment". It will increase heat, thereby impacting an environmentally-sensitive area used for farming.

Approving Andora confounds the PlanPHX (2015), which promotes land use for healthy & grocery stores, urban farms, community gardens, and agricultural businesses such as the Farm at South Mountain. Harm will occur to codes and ordinances that eliminate barriers towards developing a healthy food infrastructure.

Furthermore, citing the 2025 Food Action Plan, I strongly oppose amending and rezoning prime land currently well-suited for an "agritainment" zoning district that permits uses and accessory uses for primary agricultural use. The Grandma's Farm™, and the Farm at South Mountain™ are great examples of the type of enterprises I advocate for. The SMVPC should prioritize & value prime land as best used for development such as the AZ Fresh Food and Innovation Hub in the Rio Salado area.

During the last meeting, I asked a general question to all Planning Committee.  
"How will you know how much amending and rezoning is too much"?

I am Pro-Development. I firmly believe the right developer(s) will be able to profit without the need to amend and rezone this land in a way that will inevitably reduce the quality of life for existing residents.

The Village Planning Committee handbook, on pages 6 -8, identifies some key points to consider for land use map amendments and rezoning.

*Is there a conflict between the proposed land use and physical constraints or the environmental sensitivity of the area?*

Yes, the issue is well-documented with increased traffic, increased heat, flooding problems, and reduced capacity for emergency vehicles restricted by one-lane roads (19<sup>th</sup> Avenue and Dobbins Road). The impact of emergency vehicles should not be under-estimated. The project has only one entry.

*How does the proposed change affect the underlying character of the area?*

Yes, there is a demonstrated negative impact to access the 19<sup>th</sup> Avenue Trail in South Mountain park because of increased congestion, traffic, reduced views, loss of space in the surrounding areas.

*Does the proposed land use have any positive or negative impacts on goals and policies within the general plan?*

Yes, there is a negative impact because it reduces the capacity to carry out the portions of PlanPHX (2015) and the 2025 Food Action Plan.

The opportunity cost for this land is too high. The SMVPC has approved an excessive amount of amending & rezoning for increased residential density, and at the same time, an absence of exciting & appealing businesses which embody the unique character and rural appeal. Phoenix is poised to be an agricultural hub and food innovation center. The South Mountain Village (District 8) is ideally

suitable to be part of this longer-term infrastructure. These case items have many oppositions from the community and should NOT be approved.

Sincerely,

Dean Chiarelli

**Dean Chiarelli, MA, RDN, CEP, CHES, REHS**

Clinical Assistant Professor

**ASU Edson College of  
Nursing and Health Innovation**

Arizona State University

500 North 3rd Street | Phoenix, AZ 85004

Ph: 602.496.1867 | [dean.chiarelli@asu.edu](mailto:dean.chiarelli@asu.edu)

<https://nursingandhealth.asu.edu> [[nursingandhealth.asu.edu](https://nursingandhealth.asu.edu)]



**From:** [H. Jewel Clark](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** Opposition to GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9)  
**Date:** Friday, January 7, 2022 4:51:56 PM

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I am writing to oppose applicant case numbers GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9).

I am sorry to report that since the last SMVPC meeting, the applicant, K Hovnanian, has been unwilling to work with the neighborhood on any changes to this project, specifically in regards to density, which is entirely inappropriate for our area. While the Kimura development approved across the street, sadly, is also entirely inappropriate for our area, the developer has nevertheless worked to reduce that density and we are in continuing negotiations to work out additional heat mitigation and sustainable/green building for the site.

This developer is just Scott Ward all over again, who we opposed at this location in 2018 with the same density and the same unwillingness to do anything to accommodate the existing neighbors. K Hovnanian's attitude is, just like Scott Ward's was, "Trust me, you'll love it." Mr. Chisolm, to his credit, has been completely open about not budging. He represents a national home builder and they have their way of doing things. The message we are getting is: our only tool a hammer, so all our builds need to be nails. No deviation.

This is not what our area is about. We are a diverse, unique mix of custom homes, active farmland, horse properties and R1-18 small developments. Any developer who wants to build in our area should work with existing neighbors to craft a design and density that is "livable" for those who already live there. If development has to happen, we support a density at R1-18, particularly since it borders 2 active farming properties. The current plan, with the entrance back on W. South Mountain Ave., and the density and cookie-cutter lots proposed are anathema for us.

Please do not approve either the GPA or the zoning request. Thank you.

Jewel Clark  
2020 W. South Mountain Ave.  
Phoenix, AZ  
85401

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H. Jewel Clark  
[hjewelclark@fastmail.com](mailto:hjewelclark@fastmail.com)

**From:** [Bryan Martin](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Cc:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** Meeting time deferral GPA-SM-3-21-8 (Companion Case Z-58-21-8).  
**Date:** Sunday, January 9, 2022 5:29:51 PM

---

> Hello

>

> I appose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.

>

> Warm thanks

> Bryan Martin

> 602-909-0948

>

> \*\*\*\* Please hold me harmless against any and all opinions that were presented here as facts. However shocking they may seem, just know that they are fueled by excitement and shared with love. Warm thanks in advance. \*\*\*\*

**From:** [Dorothy Hallock](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** Opposition to GPA-SM-3-21 and Z-58-22-8 KHovnanian Andora  
**Date:** Sunday, January 9, 2022 11:54:23 AM

---

I am opposed to a General Plan Amendment and Rezoning for the above project.  
Please give my speaking time to Zach Brooks at the SMVPC meeting.  
Thank you  
Dorothy Hallock

Sent from my iPhone

**From:** [Leticia Rivera](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** GPA-SM-3-21-8  
**Date:** Sunday, January 9, 2022 5:07:41 PM

---

Hello Mr. Bojórquez-Gaxiola,

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.

Leticia Rivera  
1716 W. Magdalena Ln  
Phoenix, AZ 85041

**From:** [Mike Josic](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Cc:** [Mike Josic](#)  
**Subject:** GPA-SM-3-21-8 and Companion Case Z-58-21-8 Opposition  
**Date:** Sunday, January 9, 2022 7:55:44 PM

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Hi Enrique,  
Please register my opposition and speaking time.  
I oppose GPA-SM-3-21-8 and Companion Case Z-58-21-8 and want to donate my speaking time to Zach Brooks.

Thank you,

Mike Josic

**From:** [Norberto](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** Fw: City of Phoenix - Update on case GPA-SM-3-21-8  
**Date:** Sunday, January 9, 2022 6:52:35 PM

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I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks"

Thank you

Norberto Rivera  
1716 w Magdalena ln  
Phx 85041

|



**From:** [Ravi Sharma](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Cc:** [Ravi Sharma](#); [zach@zbrooks.com](mailto:zach@zbrooks.com)  
**Subject:** GPA-SM-3-21-8 (Companion Case Z-58-21-8)  
**Date:** Sunday, January 9, 2022 5:15:52 PM

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I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.

Thanks,

Ravi Sharma

**From:** [Snigdha Sharma](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Cc:** [Ushma-email; zach@zbrooks.com](#)  
**Subject:** GPA-SM-3-21-8 (Companion Case Z-58-21-8)  
**Date:** Sunday, January 9, 2022 5:08:01 PM

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I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks

Thanks,

Mrs. Snigdha Sharma

**From:** [Steven Higginbotham](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#); [Council District 8 PCC](#)  
**Subject:** I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8)  
**Date:** Monday, January 10, 2022 9:49:52 AM

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I live near 19th Avenue and South Mountain. I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8, aka the Andora project) and want to donate my speaking time to Zach Brooks.

I would like to request time on the SMVPC agenda for January 11 and to then yield that time to Zach Brooks.

--

Steven Higginbotham

**From:** [JoAnne Jensen](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** GPA-SM-3-32-8 and companion case Z-58-21-8 / Opposition Comments  
**Date:** Monday, January 10, 2022 11:12:34 AM

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Hello and good morning -

Please forward my opposition comments with respect to the cases cited above to the South Mountain Village Planning Committee ahead of their meeting tomorrow evening.

Our neighborhood group has met twice with the developer, who has been consistent in not accommodating or directly responding to our concerns. We do not oppose residential development, however, we do believe that maintaining the rural / agricultural / equestrian nature of this part of Phoenix demands the lower density of R1-18 zoning.

Beyond that, the streets in question - 19th Avenue and South Mountain Avenue - are largely unimproved and are woefully inadequate to safely handle the current amount of traffic much less cars from a densely populated development. There have been collisions, including a fatality, at the uncontrolled intersection of these two streets.

Please vote to oppose the developer's plan which offers no benefit or improvement to this community.

Thank you.

JoAnne Jensen  
8303 S. 17th Drive  
Phoenix AZ 85041  
480-213-6499



TDRANCH

January 4, 2022

Mr Vice Mayor Garcia  
Cc: Mayor Kate Gallego  
CC: Planning commission

RE: Z-31-21 GPA-SM-2-21.  
Z-58-21-8 GPA-SM-3-21-8 and Z-71-21-8  
GPA-SM-4-21-8

Dear Sir and all,

We wanted to contact you further with our thoughts on the developments that have been proposed that surround our property on three sides. Thank you for your time and "listening" meetings. It appears you have made sincere efforts to understand our community and its true needs. Reflecting on your comments in regards to need for infrastructure funding and support by developers and the balance with our community and "your constituents" opposition. Clearly you can see these projects are wrong in concept, wrong in vision and complicate the stress that already exists on environment and water. Arizona in general is filled with this type of uninspired walled in "stick built" trailer parks. This area in particular had a plan in place for the type of development and zoning that reflects a blend of development and community. It is your job and planning persons to be true advocates for your constituents. Not the carpetbaggers with a slick lawyer that come into agricultural communities create the blight they blindly build and move on forever removing viable fertile land available to agriculture. The innovative Zach Brooks and the Worm Farm represent a future with exciting use and possibilities in agriculture. We urge you and all decision makers to take a stand for the future and our community by sending these developers a "NO SALE" notice. If zoning is allowed to be changed on all 3 projects, our lives and negative impact will set the table for complete destruction of agriculture within the city limits. These type of developers should be encouraged by the mayor and city to move to inner city blighted lots and build and make it a win win for both. These projects do not represent the highest and best use nor do they address the high demand for quality of life balanced with innovative housing solutions and should be denied out of hand.

Sincerely yours,

Ted and Dianne Olivo

CONTACT

8804 S 19TH AVE PHOENIX AZ 85041. 617-645-8591 TDRANCH@ICLOUD.COM

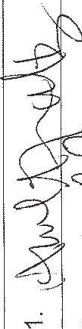















REVISED PETITION (AFTER PREVIOUS STAFF REPORT)

PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:












We, the undersigned, support the proposed residential project located west of the southwest corner of 19<sup>th</sup> Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

Signature	Printed Name	Address	Date
	April A. Fueno	2239 W. Harwell Rd. Phoenix AZ 85041	8/26/21
	Mike Peele	2225 W. Harwell Rd. 85041	8-27-21
	Wanda Thompson	2225 W. Harwell Rd	8-27-21
	Trishae Owens	2225 W. Harwell Rd	8-27-21
	Maura Veita	2225 W. Harwell Rd	8-27-21
	GARY HINKLE	2115 W. Harwell Rd	8/27/21
	Maura A. Fueno	2120 W. Harwell Rd. Phoenix AZ	8/26/21
	Tim Varnum	1815 W. Magdalena	8/26/21
	Jeff Simons	1728 W. Magdalena Lane Phoenix AZ 85041	8/27/21
	Melissa Dellar	1724 W. Magdalena Ln Phoenix AZ 85041	8/27/21
	Michael Krieger	1713 W. Magdalena Ln Phoenix AZ 85041	8/27/21
	Gabriel Collet	8434 S 22nd Ln	8/27/21
	Jeremy Smith	8512 S 22nd Ln	8/27/21
	Grayson Fryer	2126 W Allen St Phoenix AZ 85041	8/27/21

# PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:

We, the undersigned, support the proposed residential project located west of the southwest corner of 19<sup>th</sup> Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Jason McQuarrie	2122 W Allen St, Phoenix AZ	27 Aug 21
2.		Mark DeLaTorre	2110 W Allen St. Phoenix AZ	27 Aug 21
3.		DeAnza Baker	2111 W. Allen St. Phx AZ	27 Aug 21
4.		PAUL KUBSPOLICK	2111 W Allen St PHX AZ	27 Aug 21
5.		Valerie Henneper	2124 W Samantha Way Phx AZ	28 Aug 21
6.		Lester Washington	2206 W Samantha Way Phx AZ	28 Aug 21
7.		Darla Coe	2210 W Samantha Way Phx AZ	8/28/2021
8.		Moses Coe	2210 W. Samantha Way Phx AZ	8/28/2021
9.		Christina Hernandez	8708 S 22nd Glen	8/28/2021
10.		NORMAN YEE	2231 W WILKSTON PHX AZ	8/28/21
11.		Brian Torre-Hirsch	2213 W Samantha Way Phx AZ	8-28-21
12.				
13.				
14.				
15.				